



12 Hatherwood, Leatherhead, Surrey, KT22 8TT

Asking Price £899,995



- EXTENDED FAMILY HOME
- KITCHEN/BREAKFAST AREA
- 3 BATHROOMS & GUEST TOILET
- SUNNY LANDSCAPED GARDEN
- 2 SHEDS & AMPLE DRIVEWAY PARKING & GARAGE
- 3-4 RECEPTION ROOMS
- 3-4 BEDROOMS
- CONSERVATORY & UTILITY ROOM
- DESIRABLE, VERSATILE CABIN
- RESIDENT OWNED GREEN

Description

A storm porch shelters the front door which leads into a hallway with a storage cupboard and guest toilet. The through lounge is currently set as two separate living spaces, a cosy formal lounge to the front and a snug/reading area to the rear. Doors from here lead to the conservatory and onto the kitchen, this desirable kitchen/breakfast/family space also leads to the garden. The fitted kitchen has ample granite worktop space, ideal for food preparation and a breakfast bar. There is space for a fridge-freezer and range cooker with a stylish extractor over, a circulating pantry cupboard, and built in dishwasher. The impressive dining room has a vaulted ceiling with bi-folding doors framing the exceptional landscaped garden and automated Velux windows plus under floor heating for a touch of luxury, extending across all ground floor extended areas. A good size vaulted utility room, rear lobby and immaculate integral garage, with electric door complement this floor. A further bay fronted reception room/4th bedroom complete this floor.

From a bright first floor landing, with a built in storage and loft access, are three double bedrooms with built in storage. One has a walk in dressing area and two have en-suite shower rooms. The remaining bedroom is served by a spacious family bathroom with an over bath shower.

Outside the impressive accommodation continues, with a versatile, attractive cabin, framed by the beautifully landscaped garden. Used by the current owners in 3 separate ways; a generous study, a home treatment room and a bar/ guest entertaining space, it also lends itself to being luxury home gym. The cabin is plumbed with; a shower room, a toilet a separate sink/kitchenette area and has a storage cupboard. The garden has an abundance of select planting, lighting, side access, striking pathways, a high quality low maintenance decking and two sheds neatly tucked away, with power and light. To the front, the garden is lightly landscaped with ample driveway parking and provides access to the integral garage.



Situation

The property is situated in a location convenient for highly regarded schools both state and private, including Downsend, West Ashtead, St Andrew's and St Peter's nearby.

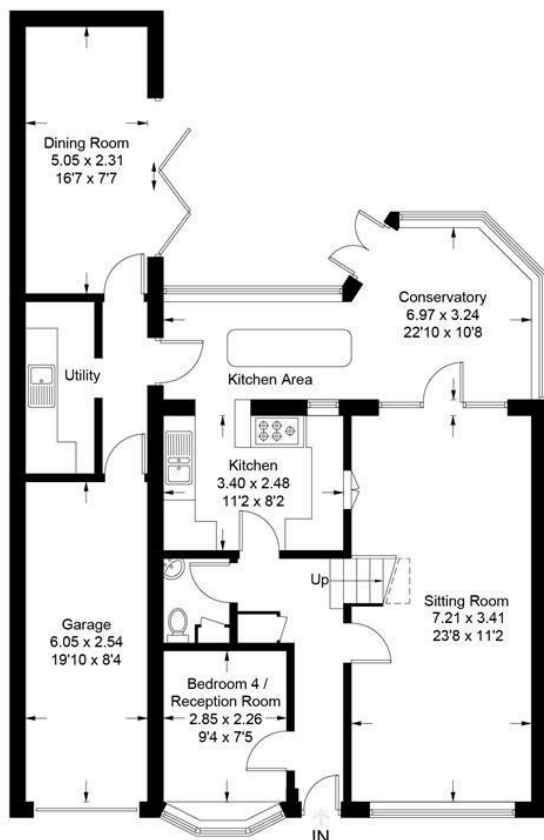
Shopping facilities close to hand include independent retailers on The Street in Ashtead and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

Tenure	Freehold
EPC	B
Council Tax Band	F
Communal Green Charge	£50 per year

 = Reduced headroom below 1.5m / 5'0"

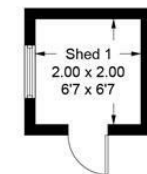
Approximate Gross Internal Area = 168.7 sq m / 1816 sq ft
 Outbuildings = 32.5 sq m / 350 sq ft
 Total = 201.2 sq m / 2166 sq ft
 (Including Garage)



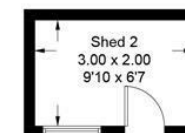
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1228538)

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